



# PUBLIC HEARING NOTICE DETERMINATION OF COMPLIANCE NRPC REGIONAL PLAN

State of Vermont  
Land Use Review Board  
10 Baldwin Street  
Montpelier, VT 05633-3201  
<https://act250.vermont.gov/>

## **ADOPTED REGIONAL PLAN DETERMINATION OF COMPLIANCE HEARING NOTICE:**

On March 30, 2026, the Northwest Regional Planning Commission (“NRPC”) submitted an application to the Land Use Review Board (“Board”) for a review of its adopted regional plan. The Board will review the adopted regional plan and proposed Tier 1B area requests pursuant to 24 V.S.A. § 4348(h)(4) and 10 V.S.A. § 6033. The application was deemed complete on April 8, 2026, upon receipt of the application fee. The Tier 1B area requests are for one or more areas within the following 13 municipalities:

- Bakersfield
- Berkshire (Center, East, West)
- Enosburgh
- Fairfax (Village, South Fairfax)
- Georgia (Center, South)
- Grand Isle (Grand Isle Center, Grand Isle Station)
- Highgate (Highgate, Highgate Springs)
- North Hero
- Sheldon (Sheldon Springs, Sheldon Creek)
- City of St. Albans
- Town of St. Albans
- South Hero (Village, Keeler Bay)
- Swanton

This application can be viewed online by visiting the Act 250 Database:  
<https://anrweb.vt.gov/ANR/Act250/RPDetail.aspx?AppNum=RPC08-0001>.

A public hearing will be held pursuant to 24 V.S.A. § 4348(h)(2) and Section 1.304(B) of the Board’s *Regional Planning Commission Application Guidelines*.

**The public hearing is scheduled for May 19, 2026, at 1:00 PM EST** in the St. Albans City Hall, Council Chambers Meeting Room (St. Albans City Hall, 100 North Main Street, St. Albans City). The location is handicap accessible.

- 1:00 p.m. – Call to order and Board member roll call
- 1:02 p.m. – Explanation of application process, Board Chair

- 1:07 p.m. – Introductions of participants and recognition of objectors if any
- 1:15 p.m. – Overview of regional plan and Tier 1B requests, NRPC
- 1:45 p.m. – Questions from Board members
- 2:45 p.m. – Comments from participants
- 3:15 p.m. – Opportunity for applicant response
- 3:30 p.m. – Board deliberations
- 3:45 p.m. – Report on deliberations and meeting adjournment

Except for the starting time, all times are subject to change without notice. The Board may continue the hearing to a different date and time as it deems necessary.

You can attend in person at St. Albans City Hall as described above. You can also attend electronically through Microsoft Teams video conferencing software. To access the Teams meeting, click on the link below, or enter the meeting ID and passcode by clicking on the button in the upper right corner of your Teams calendar window that says “# Join with an ID.”

- **Teams Meeting Link:**  
<https://teams.microsoft.com/meet/294860523333500?p=dmds4Y1PmEnCqGhQDA>
- **Meeting ID:** 294 860 523 333 500
- **Passcode:** xW6YV63A

If you don't have the Microsoft Teams app installed on your device, you can download it via this link: <https://www.microsoft.com/en-us/microsoft-teams/download-app>.

If you are unable to participate in person or by using Teams, you may call in to the hearing:

- **Dial:** 802-828-7667
- **Enter Conference ID:** 594 319 644#
- **To mute and un-mute:** Press \*6

If you choose the call-in option, you will not have access to the visual portion of the hearing, or the functionality of Teams.

If you would like further information regarding participation in this hearing or the use of Microsoft Teams, please contact the Board ([Act250.Board@vermont.gov](mailto:Act250.Board@vermont.gov), 802-261-1946) before the date of the hearing.

**ACCOMMODATIONS:**

If you have a disability for which you need accommodation to participate in this process, please contact the Board ([Act250.Board@vermont.gov](mailto:Act250.Board@vermont.gov), 802-261-1946) as soon as possible and before the hearing date, to allow us as much time as possible to accommodate your needs.

Dated April 22, 2026.

By:     /s/ Kirsten Sultan      
Kirsten Sultan  
Land Use Review Board  
10 Baldwin Street  
Montpelier, VT 05633-3201  
[Act250.Board@vermont.gov](mailto:Act250.Board@vermont.gov)  
802-261-1946

Public Records Statement: Written communications to and from state officials regarding state business are considered public records and may be subject to public scrutiny. This meeting is subject to Vermont's Open Meeting Laws. By participating, you are consenting to being audio/visually recorded, and for that recording to be published on the Board's database and/or YouTube channel.

## CERTIFICATE OF SERVICE

A copy of the foregoing **Hearing Notice for Application RPC08-0001** was sent by U.S. Mail, postage prepaid, on this April 22, 2026, to the following individuals without email addresses and by electronic mail, to the following individuals with email addresses:

Northwest Regional Planning Commission,  
Attn: Greta Brunswick and Catherine  
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Vermont Agency of Agriculture, Food and  
Markets  
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Department of Housing & Community  
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Agency of Commerce and Community  
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Agency of Natural Resources  
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[anr.act250@vermont.gov](mailto:anr.act250@vermont.gov)

Community Investment Board  
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Department of Public Service  
45 State Drive  
Waterbury, VT 05671-1300  
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Vermont Agency of Transportation  
Barre City Place  
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[AOT.Act250@vermont.gov](mailto:AOT.Act250@vermont.gov)

### **FOR INFORMATION ONLY**

Vermont Natural Resources Council  
Attn: Jon Groveman  
11 Baldwin Street  
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[info@vnrc.org](mailto:info@vnrc.org)

Ken Minck  
[kcminck@gmail.com](mailto:kcminck@gmail.com)

Dated April 22, 2026.

/s/ Rachel Lomonaco  
Rachel Lomonaco  
Land Use Review Board, Business Director  
[Act250.Board@vermont.gov](mailto:Act250.Board@vermont.gov)